005.A	0003	0099.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	529,000	/	529,000
USE VALUE:	529,000	/	529,000
ASSESSED:	529,000	/	529,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99	-101	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #: 99

Owner 1:	SEVERE NICOLAS
Owner 2:	GALAND CLAIRE HELENE
Owner 3:	
Street 1:	99 EGERTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BUHARIN VASILIY & -
Owner 2:	BUHARIN MARIYA -
Street 1:	99 EGERTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 1095 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	524,200	4,800		529,000
Total Card	0.000	524,200	4,800		529,000
Total Parcel	0.000	524,200	4,800		529,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.11 | /Parcel: 483.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 290108
GIS Ref:
GIS Ref:
Insp Date: 05/11/18

!15500!

PREVIOUS ASSESSMENT

Parcel ID: 005.A-0003-0099.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	516,400	4800	.		521,200	521,200	Year End Roll	12/18/2019
2019	102	FV	536,700	4800	.		541,500	541,500	Year End Roll	1/3/2019
2018	102	FV	474,500	4800	.		479,300	479,300	Year End Roll	12/20/2017
2017	102	FV	432,400	4800	.		437,200	437,200	Year End Roll	1/3/2017
2016	102	FV	306,300	4800	.		311,100	311,100	Year End	1/4/2016
2015	102	FV	283,000	4800	.		287,800	287,800	Year End Roll	12/11/2014
2014	102	FV	270,000	4800	.		274,800	274,800	Year End Roll	12/16/2013
2013	102	FV	270,000	4800	.		274,800	274,800		12/13/2012

PRINT

Date	Time
12/11/20	05:12:43

LAST REV

Date	Time
10/14/20	15:27:24
jorourke	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 15500

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUHARIN VASILIY	75035-430	2	7/2/2020		670,000	No	No		
DURGAVICH MATTH	65296-439		4/30/2015		480,000	No	No		
GRABINER LISABE	50565-168		1/7/2008		346,000	No	No		
GRABINER LISABE	50532-490		12/28/2007	Family		No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	JO	Jenny O
5/11/2018	Measured	DGM	D Mann
3/2/2016	Sales Review	PT	Paul T
1/28/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	5023
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7912													G9			

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	GG	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	40.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	390.286
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643979
Depreciation:	119780
Depreciated Total:	524199

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	515.18
Special Features:	0	Val/Su Net:	478.72
Final Total:	524200	Val/Su SzAd	478.72

SKETCH

UnSketched SubAreas:
GLA: 1095,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,095	390.290	427,363
Net Sketched Area:		1,095	Total:	427,363
Size Ad	1095	Gross Are	1095	FinArea 1095

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.A-0003-0099.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	G	GD	1925	34.38	T	30	102			4,800			4,800

More: N	Total Yard Items:	4,800	Total Special Featues:		Total: 4,800